

April 28, 2004 BS



**REQUEST ANALYSIS
AND
RECOMMENDATION**

04SN0254

Roland V. Sternini

Bermuda Magisterial District
2621 Velda Road

REQUEST: A Manufactured home permit to park a manufactured home in a Residential (R-7) District.

RECOMMENDATION

Recommend approval for the following reasons:

- A. This request is for a previously approved manufactured home but with a new applicant.
- B. This request will not have an adverse impact on the character of this residential area.

CONDITIONS

- 1. The applicant shall be the owner and occupant of the manufactured home.
- 2. Manufactured home permit shall be granted for a period not to exceed seven (7) years from date of approval.
- 3. No lot or parcel may be rented or leased for use as a manufactured home site nor shall any manufactured home be used for rental property.
- 4. No additional permanent-type living space may be added onto a manufactured home. All manufactured homes shall be skirted but shall not be placed on a permanent foundation.

GENERAL INFORMATION

Location:

Property is known as 2621 Velda Road. Tax ID 794-666-5947 (Sheet 18).

Existing Zoning:

R-7

Size:

.35 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-7; Residential and vacant
South - C-3; Commercial
East - C-3; Commercial and vacant
West - R-7; Residential

Utilities:

Public water and sewer

General Plan:

(Jefferson Davis Corridor Plan)

Community commercial use

DISCUSSION

The applicant is requesting a manufactured home permit to park a manufactured home in a Residential (R-7) District. This is the applicant's first request, however, this manufactured home has been parked on this property with approved permits since 1973.

The manufactured home is located on property belonging to the applicant.

The property is served by public water and sewer.

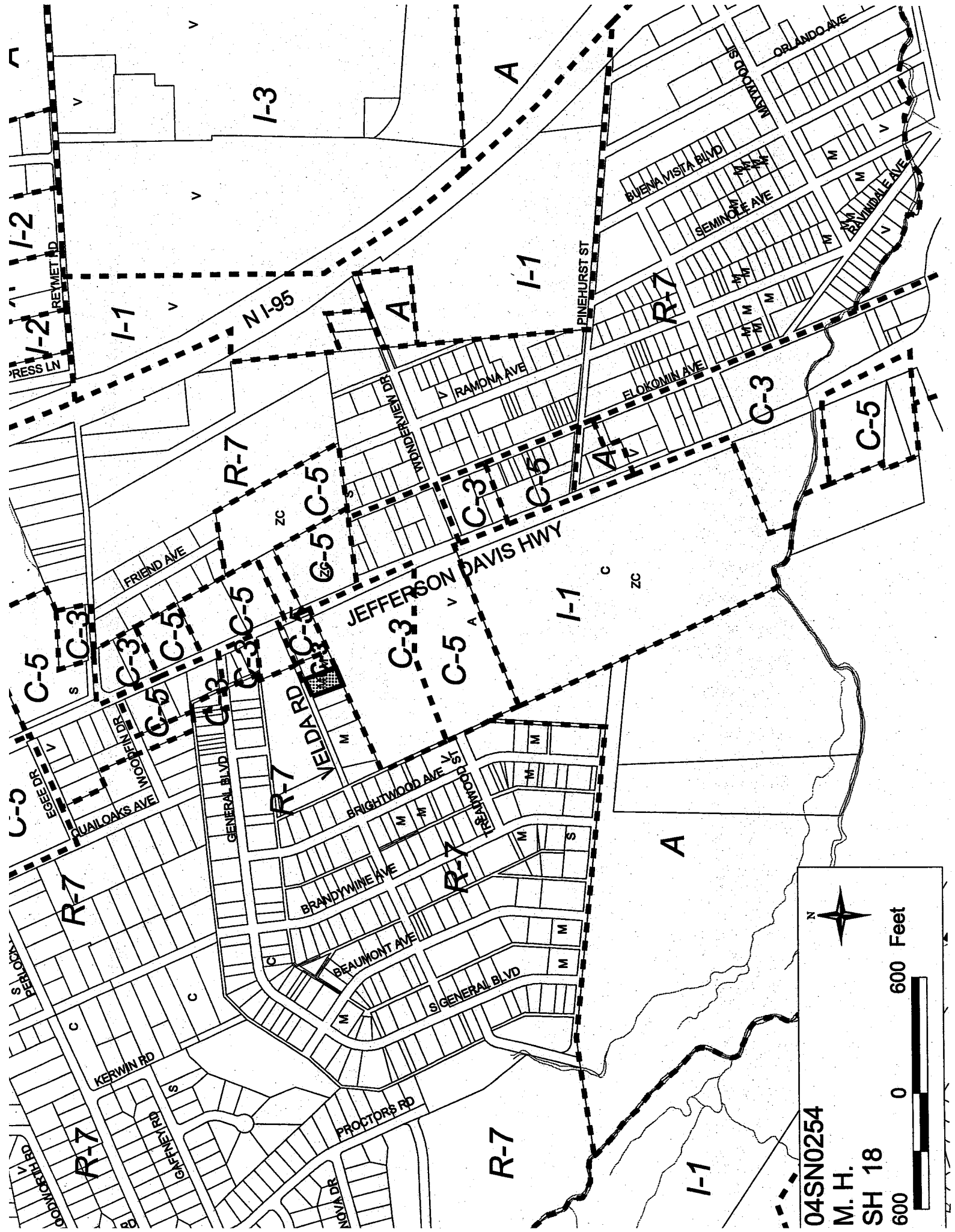
This request, which is for seven (7) years, appears to be in character with the neighborhood at the present time. The manufactured home is located in an area designated by the Jefferson Davis

Corridor Plan for community commercial use. Adjacent properties are zoned Residential (R-7) and Community Business (C-3). Development in this area gives the neighborhood a residential character.

If this were a new request, staff would recommend denial; however, since a manufactured home has been parked on the subject property since the 1970's, staff would recommend approval subject to the aforementioned conditions.

Because of the potential for future development in this area, staff believes that the Board should advise the applicant to look upon this request as a temporary dwelling and if approved, it may or may not necessarily be renewed.

Staff recommends approval of this request for seven (7) years, subject to Conditions 1 through 4, as noted herein.



04SN0254

M. H.

SH 18

600

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600 Feet



